

127.0

0005

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

909,500 / 909,500

USE VALUE:

909,500 / 909,500

ASSESSED:

909,500 / 909,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32-32A		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PIKE LEAH & TURNBAUGH BRIAN	
Owner 2: PIKE RAYNER & NANCY/ LIFE EST	
Owner 3:	

Street 1: 32 MT VERNON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PIKE LEAH & TURNBAUGH BRIAN -

Owner 2: PIKE RAYNER & NANCY -

Street 1: 32 MOUNT VERNON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,024 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2457 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4024		Sq. Ft.	Site		0	70.	1.34	8									378,505						378,500	

Total AC/HA: 0.09238

Total SF/SM: 4024

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 378,505

Spl Credit

Total: 378,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	2	Rating: Very Good																									
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																								
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																								
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																								
Frame: 1 - Wood		1/2 Bath:	Rating:																								
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																								
Sec Wall:	%	OthrFix:	Rating:																								
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																					
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2																			
Color: BROWN		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																				
View / Desir:		Fpl: 1	Rating: Average			Other																					
GENERAL INFORMATION				WSFlue:	Rating:	Upper																					
Grade: C - Average		CONDOS INFORMATION				Lvl 2																					
Year Blt: 1926	Eff Yr Blt:	Location:				Lvl 1																					
Alt LUC:	Alt %:	Total Units:				Lower																					
Jurisdct:	Fact: .	Floor:				Totals	RMS: 10	BRs: 4	Baths: 2	HB																	
Const Mod:		% Own:				REMODELING				RES BREAKDOWN																	
Lump Sum Adj:		Name:				Exterior:	No Unit	RMS	BRs	FL																	
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Interior:	2	5	2																		
Avg Ht/FL: STD		Functional:				Additions:																					
Prim Int Wall: 2 - Plaster		Economic:				Kitchen:																					
Sec Int Wall:	%	Special:				Baths:																					
Partition: T - Typical		Override:				Plumbing:																					
Prim Floors: 3 - Hardwood		Total: 18.6 %				Electric:																					
Sec Floors:	%	CALC SUMMARY				Heating:																					
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 170.00				General:																					
Subfloor:		Size Adj.: 1.13076925				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL													
Bsmnt Gar:		Const Adj.: 0.98980200				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Electric: 3 - Typical		Adj \$ / SQ: 190.270									BMT	Basement	1,092	57.080	62,333	UAT	100	FLA	100	G							
Insulation: 2 - Typical		Other Features: 123000									FFL	First Floor	1,092	190.270	207,775												
Int vs Ext: S		Grade Factor: 1.00									SFL	Second Floor	1,092	190.270	207,775												
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000									UAT	Upper Attic	273	146.510	39,997												
Heat Type: 5 - Steam		NBHD Mod:									EFP	Enclos Porch	168	42.990	7,222												
# Heat Sys: 2		LUC Factor: 1.00									OPP	Open Porch	160	26.540	4,246												
% Heated: 100	% AC:	Adj Total: 652348																									
Solar HW: NO	Central Vac: NO	Depreciation: 121337																									
% Com Wall	% Sprinkled:	Depreciated Total: 531011																									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:	PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc									
SPEC FEATURES/YARD ITEMS																127.0-0005-0021.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:															
																											